

ORDINANCE NO. 20060928-094

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1203 BASTROP HIGHWAY AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT, INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT AND GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district, interim single family residence standard lot (I-SF-2) district and general commercial services (CS) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-06-0153, on file at the Neighborhood Planning and Zoning Department, as follows:

A 6.322 acre tract of land, more or less, out of the Santiago del Valle Ten League Grant, Abstract No. 24, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1203 Bastrop Highway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on October 9, 2006.

PASSED AND APPROVED

_____ September 28 _____, 2006 §
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 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



Exhibit "A"

LEGAL DESCRIPTION

DESCRIPTION OF A 6.322 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE UNITED PENTECOSTAL CHURCH BY 1) A 3.0 ACRE TRACT RECORDED IN VOLUME 4377, PAGE 106, DEED RECORDS OF TRAVIS COUNTY, TEXAS, 2) A 2.983 ACRE TRACT RECORDED IN VOLUME 10129, PAGE 590, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND 3) A 0.333 ACRE TRACT RECORDED IN VOLUME 10129, PAGE 593, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.322 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" axle found on the northeast right-of-way line of U.S. Highway 183 (Old Bastrop Highway), a varying width right-of-way, at the west corner of said 3.0 acre tract and at the south corner of a 5.762 acre tract described in a deed to Jonathan J. Weinstein, recorded in Volume 8338, Page 553, Deed Records of Travis County, Texas, for the west corner of this tract;

THENCE, N42°19'28"E, with the northwest line of said 3.0 acre tract, the northwest line of said 0.333 acre tract, and the southeast line of said 5.762 acre tract, a distance of 515.10 feet to a 1/2" iron rod found at the north corner of said 0.333 acre tract and at an exterior corner of a 60.289 acre tract described in a deed to Betty Hill Cook, recorded in Volume 13317, Page 63, Real Property Records of Travis County, Texas, for the north corner of this tract;

THENCE, S27°46'05"E, with the northeast line of said 0.333 acre tract and the most northerly southwest line of said 60.289 acre tract, at 300.95 feet, pass a 1/2" iron rod found at the south corner of said 0.333 acre tract, at the east corner of said 3.0 acre tract, and at the north corner of said 2.983 acre tract, and continuing with the northeast line of said 2.983 acre tract and the most northerly southwest line of said 60.289 acre tract, a total distance of 656.04 feet to a 1/2" iron rod found at the east corner of said 2.983 acre tract and at an interior corner of said 60.289 acre tract, for the east corner of this tract;

THENCE, S62°13'53"W, with the southeast line of said 2.983 acre tract and the most southerly northwest line of said 60.289 acre tract, a distance of 484.92 feet to a 1/2" iron rod found on the northeast right-of-way line of U.S. Highway 183, at the south corner of said 2.983 acre tract and at an exterior corner of said 60.289 acre tract, for the south corner of this tract;

THENCE, N27°41'45"W, with northeast right-of-way line of U.S. Highway 183, the southwest line of said 2.983 acre tract, and the southwest line of said 3.0 acre tract, a distance of 480.65 feet to the **POINT OF BEGINNING** and containing 6.322 acres of land.

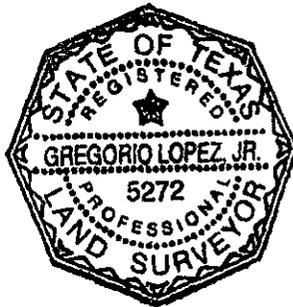
BEARING BASIS NOTE

Bearings are based on the Texas State Plane Coordinate System, Central Zone, North American Datum of 1983. Distances are adjusted to surface. Scale Factor to convert to grid = 0.9994818

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 16th day of January, 2006, A.D.

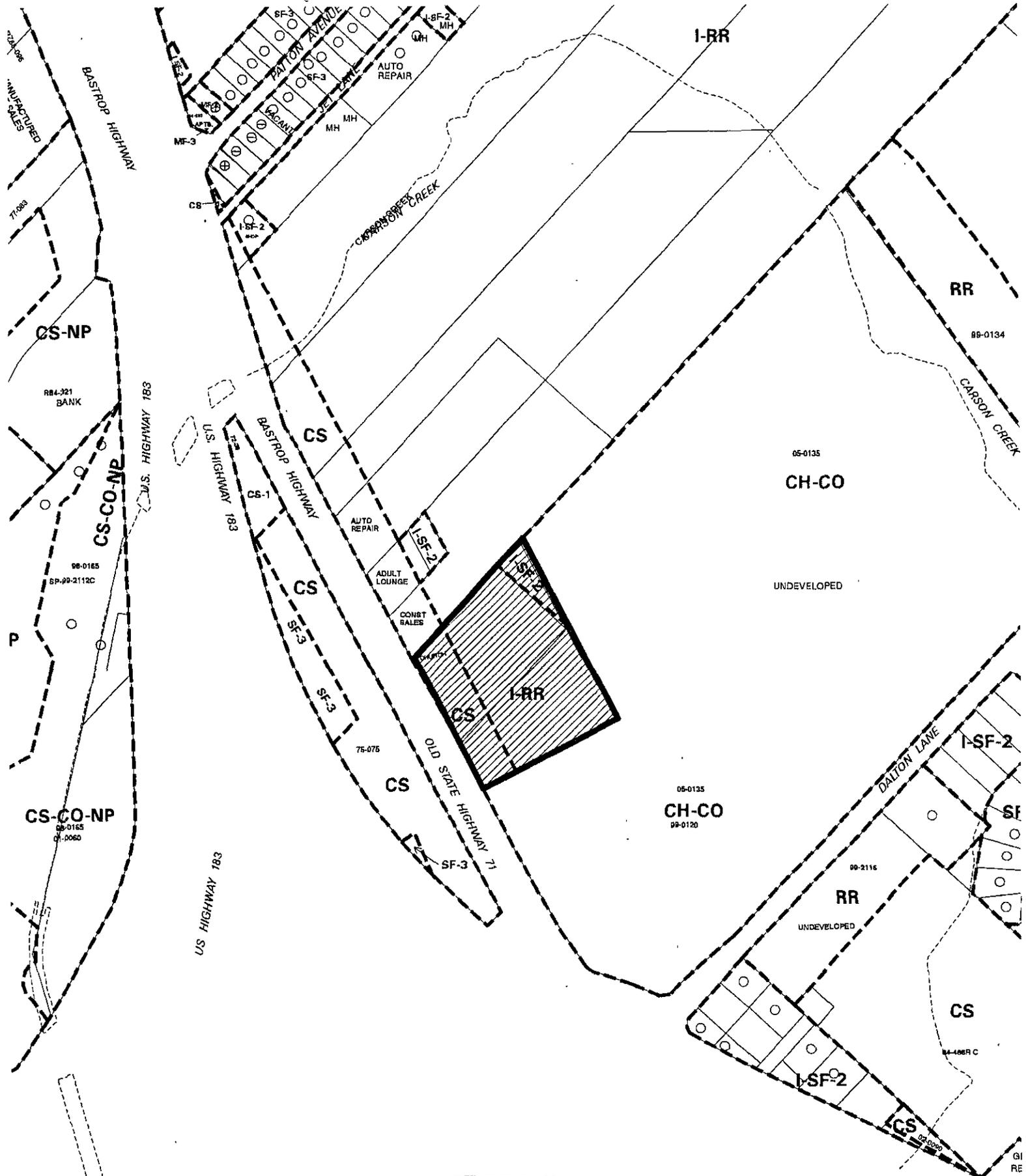


Gregorio Lopez, Jr.
Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No.5272 - State of Texas

MACIAS & ASSOCIATES, INC.
5410 South 1st Street
Austin, Texas 78745

REFERENCES

- Volume 4377, Page 106, Deed Records of Travis County, Texas
- Volume 10129, Page 590, Real Property Records of Travis County, Texas
- Volume 10129, Page 593, Real Property Records of Travis County, Texas
- Volume 13317, Page 63, Real Property Records of Travis County, Texas
- MAPSCO 2003 646c
- Austin Grid No. M-18
- TCAD Parcel ID. No. 03-0721-05-27
- MACIAS AND ASSOCIATES, INC. PROJ. NO. 329-48-06



<p>1" = 400'</p>	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: W.WALSH</p>	<p><i>ZONING EXHIBIT B</i></p> <p>CASE #: C14-06-0153</p> <p>ADDRESS: 1203 BASTROP HWY</p> <p>SUBJECT AREA (acres): 6.322</p>	<p>DATE: 06-07</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>M19</p>	
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